

APPROVED 4/22/09
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, March 25, 2009 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

Edward T. Bruce, Vice Chairman
Ronald D. Penton, Secretary
William Leiserson
Leroy Clemens Gould
Steven J. Nugent
Pamela Sletten
John A. Gilchrist, Alternate
Frank H. Bumsted, Alternate
Stephen F. Darley, Alternate, sitting for Mark R. Trojanowski

ABSENT MEMBERS:

Mark R. Trojanowski, Chairman

OTHERS:

Alan Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Arthur Hausman, Zoning Enforcement Officer
Lisa Raccio, Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Bruce, Acting Chairman, called the meeting of the Inland Wetlands Commission to order at 7:03 PM and introduced the Commission and town staff. He then explained the procedure for the public hearing. Mr. Bruce asked Mr. Fredricksen, Land Use Administrator, if there were any changes to the agenda. Mr. Fredricksen stated that there were none.

Mr. Penton read the call for the first public hearing.

1. #I09-01 Application of Bernard A. Pellegrino, Applicant, G. Capasso & Sons, LLC, Owner, relative to 81 McDermott Road, (Map 6, Lot 33), seeking Permit To Conduct Regulated Activity and Site Plan Referral. Plans Entitled: Site Development Plan, 81 McDermott Road, North Haven, CT. Prepared by Nafis & Young Engineers, Inc., Dated 12-15-08. Scale 1" = 20'. IL-30 Zoning District.

Attorney Gregory Gallo with the Pellegrino Law Firm presented the application to permit construction and construction activity in the wetland buffer area for a proposed new two story 7,400 square feet retail/office building on this 1.8 acre parcel. A drive-thru, at the western portion of the parcel, has been added. There is parking for 67 cars as required by the regulations.

Mr. John Harriman, P.E, with Nafis & Young, further described the project. Mr. Leiserson asked about the water treatment system and Mr. Nugent asked about a proposed retaining wall being built near the wetland area. He is also concerned with trash accumulating near the loading area.

Mr. David Lord, Soil Scientist with Resource Consultants, described the wetland areas. Mr. Harriman answered questions regarding the fill and footing structure for the proposed retaining wall. Mr. Penton suggested a construction detail plan for the retaining wall because construction will be encroaching on the wetlands. He would also like to see improvements, if possible, of the wetlands on this site. Mr. Leiserson and Mr. Bumsted asked about drainage.

Mr. Alan Fredricksen, Land Use Administrator, discussed Land Use comments with Mr. Lord. Mr. Lord then discussed the Ecology Report, stormwater system and planting plan with the Commission. The Commission asked a few more questions and Mr. Harriman and Mr. Lord responded.

Mr. Bruce asked for public comment. There was no public comment.

The Commission suggested leaving the public hearing open in order to have questions answered regarding improving wetlands on the south and western side of the site and obtaining further details regarding the retaining wall.

Mr. Darley moved to continue the public hearing to the April 22, 2009 meeting; Mr. Leiserson seconded the motion. The Commission voted as follows:

Bruce – aye Penton – aye Leiserson - aye Gould – aye Nugent - aye Sletten – aye Darley - aye

Mr. Penton read the call for the second public hearing.

2. #I09-02 Application of Bernard Pellegrino, Applicant, Quinnipiac University, Owner, relative to 328 Bassett Road, (Map 91, Lot 19), seeking Permit To Conduct Regulated Activity and Site Plan Referral. Plan Entitled: Spoil Area Restoration, Quinnipiac University, Anthem Campus, North Haven, Connecticut. Prepared by Nathan L. Jacobson & Associates, Inc. Dated February 27, 2009. Scale 1" = 40'. LO Zoning District.

Attorney Bernard Pellegrino, Jr. with the Pellegrino Law Firm presented the application to permit the restoration of the existing spoil area on the southern portion of the Quinnipiac University property. A buffer area will be recreated and buffer plantings will be added. Mr. Leiserson asked about the intent of this clean up. Attorney Pellegrino, Jr. stated to improve the site.

Mr. Howard Pfrommer, engineer, further described the project. There is approximately 1500 cubic yards of material to be removed from the site. It will take approximately one month, (eight trips per day) to remove this material. The work will be conducted between the hours of 7:00 a.m. and 5:00 p.m.. Mr. Penton wants to make sure that the wetlands will not be disturbed and asked why the small wetland area needs to be filled. Mr. Pfrommer and Attorney Pellegrino, Jr. responded. Mr. Jonathan Bodwell, Town Engineer, and Mr. Alan Fredricksen, Land Use Administrator, addressed the Commission regarding filling of the wetlands and increasing the buffer area.

Mr. Bruce asked for public comment.

Public comment:

1. Ann Clark, 27 Bowling Green Drive, is concerned with future development and possible separation of the campus by a third party.
2. Elmer Morann, 308 Bassett Road, is concerned with future development but is in favor of cleaning up the site.
3. Mary Barone, 19 Bowling Green Drive, is concerned with future development, endangering habitat and drainage.

Attorney Pellegrino suggested to continue the public hearing to next month.

Mr. Bumsted moved to continue the public hearing to the April 22, 2009 meeting; Mr. Leiserson seconded the motion. The Commission voted as follows:

Bruce – aye Penton – aye Leiserson - aye Gould – aye Nugent - aye Sletten – aye Darley - nay

INFORMAL: None

DELIBERATIONS: None

OTHER:

441 State Street, Tire Pond

Mr. Leiserson, stated that Public Works Director, Lynn Sadosky, has become involved with this project and will try to get access to the site and questions, from the Commission, answered.

BOND RELEASES & REDUCTIONS: None

MINUTES:

February 25, 2009

Mr. Gould moved to approve the minutes of the February 25, 2009 meeting;

Mr. Leiserson seconded the motion. The Commission voted as follows:

Penton – aye Gould – aye Sletten – aye Gilchrist - aye Bumsted – aye Darley - aye

ENFORCEMENT ACTIONS: None

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

CORRESPONDENCE: Municipal Inland Wetland Commissioners Training Program

ADJOURN:

Mr. Darley moved to adjourn the meeting; Mr. Leiserson seconded the motion. The meeting was adjourned at 9:32 PM.